

**NEGATIVE DECLARATION**

**Statement of No Significant Effect**

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

**Reasons Supporting this Determination**

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

**Land Use, Zoning, and Public Policy**

A detailed analysis of land use, zoning, and public policy is included in the EAS. The applicant, Soma 142 LLC, is requesting a Zoning Map Amendment to rezone the Project Area from an R6A district to an R9A district and a Zoning Text Amendment to Appendix F to designate the Project Area as a new Mandatory Inclusionary Housing (MIH) Area. The location of the proposed project is 629-639 West 142<sup>nd</sup> Street in Harlem, Manhattan Block 2089, Lots 14, 15, 16, 115, and 17, in Community District 9. The proposed actions would facilitate the development of a 17-story, 170-foot-tall, 72,003 gross square foot residential building containing 81 new units (including 1 unit for the building's superintendent) on the Development Site. Twenty of the 81 units would be affordable at 60 percent AMI under MIH Option 1. The existing 3-story building on Lot 17 would remain and unused air rights from Lot 17 would be used toward the development of the new building on the Development Site as documented in a Zoning Lot Development Agreement (ZLDA) agreement affecting these properties. The analysis concludes that the proposed actions would not introduce a new land use, nor affect the existing mixed-use character of the area, nor affect public policy, which represent the thresholds of impact significance in the 2020 CEQR Technical Manual. Therefore, no significant adverse impacts related to Land Use, Zoning, and Public Policy would result from the proposed actions.

**Shadows**

A shadows analysis was prepared for the EAS. According to the 2020 CEQR Technical Manual, an adverse shadow impact is considered to occur when the shadow from a proposed project falls upon a publicly accessible open space, a historic landscape, or other resource if the features that make the resource significant depend on sunlight, or if the shadow falls on an important natural feature and adversely affects its uses or threatens the survival of important vegetation. Shadows projected as a result of the proposed project could be cast on one sunlight-sensitive resource, Riverside Park. The proposed project would result in incremental shadow on Riverside Park during all four analysis days for durations of 3 hours to 4 hours, 30 minutes. However, project-generated shadows would only fall on relatively small portions of the 222.41-acre Riverside Park. While incremental shadows would last until the afternoon during the December 21 analysis day, the public is less likely to use the park during the winter months. Furthermore, in most cases the areas that could receive shadow from the proposed project would be adjacent to areas in full sun during all analysis days. Therefore, the proposed project is not expected to detract from the public's appreciation and enjoyment of the resource. In regard to vegetation, incremental shadow during the May 6 and June 21 analysis days would fall primarily on paved area containing fewer trees. On the December 21 and March 21 analysis days, incremental shadows would fall for an extended time on areas of the park containing more vegetation. However, in December these shadows would not affect the vegetation growth cycle. Therefore, the proposed project is not expected to result in significant adverse shadow impacts on Riverside Park.

**Hazardous Materials, and Noise**

An (E) designation (E-607) related to hazardous materials and noise would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) Designation" for the applicable (E) designation requirements. The hazardous materials and noise analyses concludes that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials or noise.

*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Katherine Glass at [kglass@planning.nyc.gov](mailto:kglass@planning.nyc.gov).*

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NAME Stephanie Shellooe	DATE March 12, 2021
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TITLE Chair, City Planning Commission	
NAME Marisa Lago	DATE March 15, 2021
SIGNATURE	

**Project Name: 300 Huntington Street**

**CEQR # 20DCP080K**

**SEQRA Classification: Unlisted**

Determination of Significance Appendix: (E) Designation

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

<b>Development Site</b>	<b>Borough</b>	<b>Block and Lot</b>
Projected Development Site 1	Manhattan	Block 2089, Lots 14, 15, 16, and 115

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials or noise, an (E) designation (**E-607**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

<b>Development Site</b>	<b>Hazardous Materials</b>	<b>Air Quality</b>	<b>Noise</b>
Projected Development Site 1	<b>X</b>		<b>X</b>

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1** for hazardous materials would apply as follows:

*Task 1-Sampling Protocol*

*The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.*

*Task 2-Remediation Determination and Protocol*

*A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.*

*If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.*

*A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse*

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*impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.*

Noise

The (E) designation requirements applicable to **Projected Development Site 1** for noise would apply as follows:

*In order to ensure an acceptable interior noise environment, future residential uses must provide a closed-window condition with a minimum of 33 dB(A) window/wall attenuation on all facades in order to maintain an interior noise level not greater than 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.*